



TOWN OF WARRENTON

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AGENDA PLANNING COMMISSION TOWN OF WARRENTON

July 19, 2006
7:00 P.M.

1. Call to order and establishment of a quorum.
2. Approval of Minutes – May 17, 2006
3. Public Hearings
 - a. **Special Use Permit #06-04 – Warrenton Industrial Park, Lot 3 Steep Slopes.** A request to allow development of an industrial site in the Warrenton Industrial Park with slopes greater than 25% in the I Industrial District. The development would provide for construction of a 2 story office building of 21,488 square feet. The parcel is 2.21 acres (GPIN #6983-77-3316) and located on Lot 3 on Industrial Road. An evaluation of the site indicates that 0.30 acres or 13.6% of the site is on identified steep slopes generally along the drainage channel across the site. The Comprehensive Plan identifies the property as Light Industrial uses which includes offices as proposed. The property owner is Cornerstone Assets LLC of Warrenton, Virginia.
 - b. **Special Use Permit #06-05 - East Street Subdivision Steep Slopes.** A request to allow development of a two (2) lot subdivision on East Street with slopes greater than 25% in the R-6 Residential District. The parcel is 1.0237 acres (GPIN #6984-52-9628) and would use the East Street frontage for entrance. An evaluation of the site indicates that 0.065 acres or 6.3% of the site is on identified steep slopes, concentrated in an embankment along the street. The Comprehensive Plan identifies the property as Medium Density Residential which includes the single-family uses as proposed. The property owner is Richard Sheaffer of Warrenton, Virginia.

4. Other Business

- a. **Sterling Court Subdivision, Habitat for Humanity** – Request for waiver of sidewalks, curb/gutter and private road to building the seven (7) lot subdivision at the end of Sterling Court off Academy Hill Road (GPIN # 6984-63-8630). The property possesses appropriate zoning and a Special Use Permit for the construction of fourteen (14) duplex units, but the site topography necessitates the requested waivers. The applicant is Fauquier Habitat for Humanity.
- b. **East Street Subdivision – Preliminary Plat #06-04.** Request for a two-lot subdivision on existing land on East Street approximately 400 feet east of Falmouth Street (GPIN #6984-52-9628). The property is 1.0267 acres with 179.09 feet of frontage on East Street. The property is zoned R-6 Residential and will use East Street for frontage and access. The property is subject to a Steep Slope Use Permit and a variance for the maximum setback of the structures. The applicant is Richard Sheaffer.
- c. **Blackwell Park Subdivision – Preliminary Plat #06-05.** Request for a subdivision that would create five (5) lots from two existing parcels at the corner of Blackwell Road and Lee Highway (GPIN #6984-42-8170 and 6984-48-8559). The lots would use a private road, Blackwell Park Lane which is subject to separate approval by the Town Council. The property is zoned C Commercial and the project would provide for an office and other commercial uses in accordance with the Zoning Ordinance. The property is 7.55 acres with 1.544 acres presently developed as Ruby Tuesday on Lee Highway. The applicant is Jefferson Associates, LP of Arlington, Virginia.

5. Work Session

- a. **Main Street Retail Overlay District** – Proposal for the establishment of an overlay to the Historic District based on the historic commercial area of the Town to encourage the location of retail uses on the first floor for buildings facing Main Street and discourage non-retail uses. The district would apply to properties fronting Main Street from Alexandria Pike to Fifth Street consistent with the historic commercial core of the Town.
- b. **Review of Zoning Boundary Line** – R-6 and CBD boundary, Lee Street to Main Street for consistency with property lines in area.

6. Planning Commission Comments

7. Staff Comments – Concept Plans and Development Proposals.
 - a. Blackwell Park Office Building Site Plan
 - b. Warrenton Overlook Site plan
 - c. Fauquier Hospital Emergency Entrance Site Plan
 - d. Lineweaver Industrial Park, Lot 1 Site Plan
 - e. United Rentals SUP – Outdoor Storage, Warrenton Industrial Park
 - f. Cardinal Fields Site Plan
8. Adjourn